PETITION FOR SPECIAL EXCEPTION 85-127-X TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for A service garage for a Jiffy-Lube type operation, Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Mills. (Type or Print Name) (Type or Print Name) (Type or Print Name) P.O. Box 498 833-7800 Reisterstown, Maryland 21136 RECEIVED City and State Name, address and phone number of legal owner, con-Larry E. Knight ORDER Reisterstown, Md. 21136 833-7800 DA ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_18th of September \_\_\_\_, 19\_84\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_8th \_\_\_\_ day of November \_\_\_\_, 19\_84\_, at 11:15\_ o'clock \_\_A.\_M. Zoning Commissioner of Baltimore County Z.C.O.—No. 1

PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER NW Corner of Reisterstown Rd. OF BALTIMORE COUNTY and Stockdale Ave., 4th District: : Case No. 85-127-X LARRY E. KNIGHT, Petitioner ::::::: ENTRY OF APPEARANCE Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. Phyllis Cole Friedman Phyllis Cole Friedman People's Counsel for Baltimore County

The same of the sa

Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204

I HEREBY CERTIFY that on this 17th day of October, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. Larry E. Knight, P. O. Box 498, Reisterstown, MD 21136, Petitioner.

> ille Max June Peter Max Zimmerman

Maryland Department of Transportation September 24, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Attention: Mr. N. Commodari

ITEM: #65. Property Owner: Larry E. Knight Location: NW/Cor. Reisterstown Road, Route 140 & Stockdale Avenue Existing Zoning: B.L. & D.R. 3.5 Proposed Zoning: Special Exception for a service garage Acres: 0.456 District: 4th

Re: ZAC Meeting of 9-18-84

Dear Mr. Jablon:

On review of the submittal of August 7, 1984 and field inspection, the State Highway Administration will require the plan to be revisej.

The revised plan must show the following:

- 1. Extension of S.H.A. Type "A" concrete curb and gutter to the north with a modified radius at Woodley Avenue and barrier curb constructed along the eight (8) parking spaces for the future retail store.
- 2. Relocate the existing utility pole (G & E #21174) in back af the roadside curb.

My telephone number is (301) 659-1350 Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

September 24, 1984 Mr. A. Jablon

3. All deteriorated curb and gutter or entrance areas must be repaired or replaced at the discretion of the S.H.A. Inspector.

All work within the S.H.A. Right of Way must be through S.H.A. permit with the posting of a \$5,000.00 bond to guarantee construction.

It is requested that the plan be revised prior to a hearing

Very truly yours, Charl E

Charles Lee, Chief Bureau of Engineering Access Permits

By: George Wittman

CL:GW:maw Attachment

date being set.

cc: Mr. J. Ogle

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE PETITION AND SITE PLAN EVALUATION COMMENTS

73-71 2005 124 PEB. 371==2 731 L 5111. acracti"

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 30, 1984

COUNTY OFFICE BLCG. 111 W. Chesapeake Ave Nowson, Maryland 21204

Chairman

Mr. Larry E. Knight P. O. Bex 498 Reisterstown, Maryland 21136 Nicholas B. Commodari

RE: Case No. 85-127-X (Item No. 65) Petitioner - Larry E. Knight Special Exception Petition MEMBERS Dear Mr. Knight:

Bureau of Engineering Department of Traffic Engineering State Roads Commission Fire Prevention Health Department Project Planning

Building Department

Board of Education

Zoning Administration

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours, Spokela B limmedanfino

NICHOLAS B. COMMODARI Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: George W. Stephens, Jr. & Assoc., Inc. P.O. Box 6828 Towson, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON MARYLAND 21204
494-3211 NORMAN E. GERDER DIRECTOR

> Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Zoning Advisory Meeting of 9-18-84 Item # 65 Property Owner: Lawry E. Knight Location: newlow. Restautent Rd. 45tockstole Rd.

10-5-84

Dear Mr. Jablon:

cc: James Hoswell

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The Items checked below are

 ( )There are no site planning factors requiring comment.
 ( 太 )A County Review Group Heeting is required. )A County Review Group meeting is required.

)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract. ( $\times$ )A record plat will be required and must be recorded prior to issuance of a building permit. The access is not satisfactory. The circulation on this site is not satisfactory. )The parking arrangement is not satisfactory.

This property contains soils which are defined as wetlands, and development on these soils is prohibited.

Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development

( )Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
( )The amended Development Plan was approved by the Planning Board (×)Landscaping should be provided on this site and shown on the plan.
 (×)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve

Capacity Use Certificate has been issued. The deficient service is Palaosco Washington Treatment Plant Service Area.

The probe ty is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. ( メ )Additional comments:

Lindscape Plan will be required as per landscape Manuel

en cro-

1

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENG
TOWSON, MARYLAND 21204 DEPARTMENT OF TRAFFIC ENGINEERING

STEPHEN E. COLLINS DIRECTOR

October 8, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> -ZAC- Meeting of September 18, 1984 Property Owner: Larry E. Knight Location: NW/Cor. Reisterstown Road and Stockdale Avenue Existing Zoning: B.L. & D.R. 3.5 Proposed Zoning: Special Exception for a service garage

District: 4th

Dear Mr. Jablon:

This site should be restricted to one entrance on Reisterstown Road and that entrance should serve both uses. There is to be only one entrance. on Woodkey Avenue and only one on Stockdale Avenue and both of these entrances are to be near the west property line. Wherever possible, the entrances are to have 15' radius.

Traffic Engineering Assoc. II

DA

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BEFORE THE

Road and Stocksdale Avenue - \* ZONING COMMISSIONER 4th Election District OF BALTIMORE COUNTY Larry E. Knight, Case No. 85-127-X

Petitioner

IN RE: PETITION SPECIAL EXCEPTION

NW/corner of Reisterstown

\* \* \* \* \* \* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a service garage, as

more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified. Testifying on his behalf were Charles Stark, a registered surveyor, and Margaret Klingelhofer of Jiffy Lube, Inc. Mrs. Alice LeGrand appeared on her own behalf and on behalf of the Reisterstown-Owings Mills-Glyndon Coordinating Council as a Protestant.

Testimony indicated that the subject property, zoned B.L. on the Reisterstown Road frontage and D.R.3.5 in the rear, contains approximately 1.7 acres. The southeastern portion of the property, approximately 0.45 of an acre on the corner of Reisterstown Road and Stocksdale Avenue, will be utilized for the service garage. Jiffy Lube will construct a 1,980 square foot, four-bay building / that will provide limited services, i.e., lubrications, oil changes, and general fluid maintenance. There will be no major repair of vehicles and no storage of or disabled vehicles. It is expected that approximately 60 customers will be served per day and that each car will take about ten minutes to com-The hours of operation will be from 8:00 a.m. to 6:00 p.m., Monday Saturday. The business is aimed at the existing vehicular traffic on istastown Road, which has been measured at 40,000 vehicles per day.

Mrs. LeGrand testified that the service garage would have an adverse impact that the traffic ingressing and egressing the site will add tremendously to

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586

PAUL H. REINCKE

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Larry E. Knig

Location: NW/Cor. Reisterstown Road and Stockdale Avenue Zoning Agenda: Meeting of 9/18/84 Item No.: 65

September 27, 1984

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

 $\ell_{\rm X}$ ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 \*Life Safety Code\*, 1976 Edition prior to eccupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Catt Joseph Kelling 9-27-14 Approved:

Planning Group

Special Inspect Special Inspection Division

the existing congestion at that point on Reisterstown Road, which tapers from four lames to two lames nearby as it enters Reisterstown itself. There is a shopping center directly across the street, and its traffic together with the traffic from this site would cause undue congestion.

Mr. Stark testified that, based on his professional experience, it was his opinion that the business would not cause any adverse impact and would not create traffic congestion over and above what already exists. He testified that the conditions delineated in Section 502.1, Baltimore County Zoning Regulations (BCZR), will be satisfied.

The Petitioner seeks relief from Section 230.13, pursuant to Section 502.1,

After reviewing all of the testimony and evidence presented, it appears that the special exception as applied for should be granted, with certain restrictions as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the se proposed by the Petitioner do not show that the proposed use at the parlocation described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use Prespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (2981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Karyland 21201

Doar Mr. Jablon: Comments on Item # 65 Zoning Advisory Committee Meeting are as follows:

Property Owner: Larry E. Knight Location:
Existing Zoning: B.L. & D.R. 3.5
Proposed Zoning: Special Exception for a service garage

Acres: 0.456 District: 4th.

The items checked below are applicable:

All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other appli-

B. A building/& other / permit shall be required before beginning construction. C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application. E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two

Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401. (1) Comments - Separate permits are required for removing tanks, existing

buildings, paving, etc. Provide signs, curb cuts, etc., etc., for the Handicapped as per the State of Maryland Handicapped Code. NOTE: These comments reflect only on the information provided by the drawings sub-

mitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave.,

Marks 8. Sumhan Charles E. Burnham, Chief Plans Review

September 20, 1984

classification, nor in any other way inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of November, 1984, that the Petition for Special Exception for a service garage be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner must receive County Review Group (CRG)

2. The hours of operation shall be from 8:00 a.m. to 6:00 p.m., Monday through Saturday.

3. No vehicles may be stored outside overnight.

4. Vehicles shall not be permitted to impede traffic on either Reisterstown Poad or Stocksdale Avenue. No vehicle on either Reisterstown Road or Stocksdale Avenue shall be permitted to be stopped to await access to the site but shall be waved on by the Petitioner or his

Ars. Alice LeGrand Reople's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date October 16, 1984 TO Zoning Commissioner

Norman E. Gerber, Director FROM Office of Planning and Zoning

Larry E. Knight
SUBJECT No. 85-127-X

In view of the comments of the Division of Current Planning and Development's representative to the Zoning Plans Advisory Committee, this office is opposed to the granting of the subject petition.

NEG/JGH/sf

Description to Accompany Petition for Special Exception

August 29, 1984

Beginning for the same at the intersection of the southwest right-of-way line of Reisterstown Road (U.S. Route 140), 66 feet wide, with the north right-ofway line of Stockdale Avenue as widened to 35 feet, thence binding on the north right-of-way line of Stockdale Avenue the four following courses and distances: 1) South 46° 19' 15" West 7.00 feet 2) South 9° 22' 20" West 21.63 feet 3) southwesterly be a line curving to the west with a radius of 175.00 feet for an arc distance of 63.50 feet and 4) South 86° 12' 58" West 113.91 feet thence northwesterly by a line curving to the

north with a radius of 567 feet for an arc distance of 65 feet thence 5) North 52° 25' 45" East 167.22 feet to intersect the said southwest right-of-way line of Reisterstown Road thence binding on said right of way line the two following courses and distances:

6) southeasterly by a line curving to the east with a radius of 400 feet for an arc distance of 67,26 feet and

7) South 43° 40' 45" East 71.11 feet to the place of beginning.

Containing 0.456 Acres of land more or less.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER

October 25, 1984

Mr. Larry E. Knight P.O. Box 498 Reisterstown, Maryland 21136 RE: Petition for Special Exception NW/corner Reisterstown Road and Stocksdale Avenue Larry E. Knight - Petitioner Case No. 85-127-X

Dear Mr. Knight:

This is to advise you that \$47.30 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

OLD JABLON ng Commissioner \_\_ACCOUNT\_R-01-615-000

FOR Advertising & Posting Costs of Case No. 85-127-X

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VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL EXCEPTION

4th Election District

Northwest corner of Reisterstown Road and Stocksdale LOCATION:

DATE AND TIME:

Thursday, November 8, 1984 at 11:15 a.m.

PUBLIC HEARING:

Room 106, County Office Building, III West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a service garage for a Jiffy-Lube type operation.

Being the property of Larry E. Knight the plat filed with the Zoning Office.

as shown on

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF POSTING

75-171-8 1117 819

Date of Posting 10/10/84 District Hth Posted for: Inca exception for a service garage face Sitty tybe Type constituen.

farry F. Knight Location of property: NIV/cor. Rostorstown Rd 4 5/cck Jule 11000

Location of Signs: 51971 Falling Rentanteux Rd, OFFICE P. TOM TOU dway + opproa bl' From attitudate on property or Politicary

85-127-X

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, mary rand 21204

Your petition has been received and accepted for filing this 18th day of Sectionber , 198...

Zoning Commissione

Petitioner Larry E. Knil Petitioner's Attorney

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS TOWSON MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

November 15, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #65 (1984-1985) Property Owner: Larry E. Knight N/W cor. Reisterstown Rd. & Stockdale Ave. Acres: 0.456 District: 4th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

This site is being processed as a County Review Group project, known as the Knight Property, Project No. 84256. Comments prepared for the County Review Group, dated October 30, 1984 are applicable to this item.

JAMES A. MARKLE, P.E., Chief

Bufeau of Public Services

JAM:EAM:REC:ss

PETITION FOR SPECIAL EXCEPTION
4th Election District

LOCATION Northwest corner of Resterstown Road and

Stocksdale Avenue DATE AND TIME Thursday. November 8, 1984 at 11:15

a m

PUBLIC HEARING: Room

106, County Office Building.

111 W Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of

Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Excep-tion for a service garage for a Jiffy-Lube type operation Being the property of Larry E. Knight as shown on the plat filed with the Zoning Of

In the event that this Peti-In the event that this reta-tion is granted, a building permit may be issued within the thirty (30) day appeal pe-riod. The Zoning Commissioner

will, however, entertain any request for a stay of the issu-ance of said permit during this period for good cause shown such request must be received in writing by the date of the

hearing set above or made at the hearing.

BY Order Of
ARNOLD JABLON.
Zon.ng Commissioner
of Baltimore County
Oct. 18.

Ontober 5, 1994

Mr. Larry E. Knight P.O. Box 498 Reisterstown, Maryland 21136

> NOTICE OF HEARING RE: Petition for Special Exception NW/cor. Reisterstown Rd. & Stockdale Larry E. Knight - Petitioner Case No. 85-127-X

TIME: 11:15 A.M.

DATE: Thursday, November 8, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

VAL DATION OR SIGNATURE OF CASHIER

85-127-X CERTIFICATE OF PUBLICATION

TOWSON, MD., \_\_\_\_\_\_Qctober 18\_\_\_\_\_, 19\_84\_ THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 18 , 1984

THE JEFFERSONIAN,

8-127-X

MARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster Md. 2ct. 18, 1984

Ro THIS IS TO CERTIFY that the annexed Reg.# 163392 P.O.#59213 Carroll County Times, a daily newspaper published

in Westminster Carroll County, Maryland South Carroll Herald, a weekly newspaper published in Eldersburg, Carroll County, Maryland Community Times a weekly newspaper published in Reisterstown, Baltimore County, Maryland

MARK COMMUNITY NEWSPAPERS OF MARYLAND INC

Cost of Advertising 1823

GELLERAL NOTES SOIL LIMITATIONS TABULATION COUT SEVERAL NOTES SUIL FILTER FIELDS WITH BASEMENT STREET THE AREA ELEMPT FEDU ETOEM NATER MANAGEMENT GLAJOOL 21 EXIST US FASELELT OVER EXISTING SENER IN MCDERATE SLOPE BROSS AKEA 2.3 ACRES! SEE LETTER DATED 1-29-20 IN FILE 11-00 6082 SUIGHT SLIGHT BL POET OU TO CEMAIN- OTHER EASEVENTS EXHPT ON BEALESTED ON DE 55 PORTION SLIGHT MCDERATE SLOTE I BL MET ON TO BE ELEAGED GIB SLIGHT WET AREA TO ACREST 2 EXISTING ENTRANCES TO REMAIN IN USE IF PERMITTED. 22 BEALEST FOR NAIVER OF ROAD MICROVENEUT EXISTING ZONING DR 35 EI BL S AVILLE SECTION TO SE DETECH UED BY SOUS OL DEAL AVELLE ALLO VICELLEY ALE AND STACK DALE ALEA OR 3.5 1.0 ACREST GROSS 0.77 NET EUGINEER BUT SHALL BE A MIN VILL OF U AEEA BL 1.3 ACREST GOSS. C 95! NET AVELUE HAS BEEN MADE, BITUMINIOUS CONCRETS ON B" CRUSHER RULL STONE 4 LIGHTING SHALL BE FEETED SO AS LOT TO DEED REFERENCES BOY LAW 13 EXEMPTION FROM STORM WATER MANAGEMENT A - REFLECT . LITO BESIDELLTIAL AREAS 65021 50B B. WITH TEAFFIC ON DR 3.5 PORTION APPROVED ON 8/31/84 CHEXCEED & FEET IN HEIGHT ACCOUNT NUMBERS! 14 REGUEST TO CLUSE WEEDLEY AVE TO 5 REQUIRED ELIPPALICES SHALL BE STANDARD 1 4-00055 50 MAP "= 000 CONCRETE ON 4 URUSHER RULL BASE AS FER THRU TRAFFIC TO BE INNIE. 16-0000 848 BAITHERE COUNTY STALLDARDS ELIGINA DEFLE BUILDING 25 NO WITCHLOS COUNCILMANIC DISTRICT 3RD U MUBLIC SAUITARY SENERALD NATER & MAILABLE 2 MOSEL HOMES 1 EXISTILG EGETATION ON OR US PORTION-WEEDS A 26 No STURAGE OF DAMAGED OR DISABLED VEHICLES CEUGUS TRACT 404401 PROPOSED SE GRAGO B. PORTION GOOD PLED OUTSIDE OF BUILDING NATERSHED 32 BL AREA O NOT A HISTORIC PROTECTED SITE GUE SENER SHED UT SERICE LARAGE: 1980 SF IT PROPOSED SIEUS FOR JIFFY LUBE AND KETHIL ACEAS 4 GITE IS NOT IU A. FUTURE RETAIL 4250 SF 60% THES GIB GCB2 A - DETICAL ACEA WILL NOT EXCEED IDE IF EACH (THE ILOSE TO INCLUDE DR SEAKEA B- ASCHEOLOGICAL AREA OPEN GRACE GEOURED BOTH FAIRS OF LIGHT WARE DENOTING MODEL HOWES C- FUDAUGREED SPECIES HABITAT BL! WOLE REQUIRED D HAZAEDOLS MATERIA\_SITE ALLOWED . 3.5 X 1 0 . 5.5 UNITS 2835 30=002 ACRES O PROPERTY OUTLINE AND TOPOGRAPHY TAKEN FROM 28 LOT 2 FALHAUDLE TO STICKDAIR AUE IN FOR LEATER PARKING SEAU RED NAVER HAS LEGISSTED DECODE PLAT BL ACEA SERVICE CALLY AND NOT TO BE USED FOR ANTESS II NO SLOPES GREATER THAN 25% - JERVICE BARAGE WIFEY-LUBE FLOOR AREA KATO ALLUED. 3 IL BASELIELI'S FOR PARK US ALLO RIGHT OF LUGRESS 980 5F - 300 = 1 EPACES 29 STATE TYPE A COPE TO BE USE! IN PAPRING ARBAS RETAL STURE AVEN FAX ? ALL I JURES WILL BE THOUTHED BETWEEN THE FUTURE RETAIL LEMASES OF THE SERVICE GARAGE AUD FUTURE ALGACENT TO REISTERSTEIN ECI-D 4250 SF - 200 = 22 SPACES 4250 . 0 20 JE AIL AREA TOTAL READ RED - 296PACES 6 NO EXIST NO STREAMS OR SPRINGS. DR 35 AREA 20 Ex ILLE F 21174 TO BE RECOGATED BEHIND FRIESEL WIKE. JIEFY LUBE HER FAR. If ILD FLOOD PLANS APPECT THIS SITE 2 1 2 54C561+CUSE=45PACES IS LANDSCAFING PLAN TO BE PROVIDED BY LANDSCAPE PARKING YEOVIDED ARCH TECT BL HEEA : 29 584086 IL MY STELL SIGN FOLE TO KEMAIN TO USE USEL IS I DIFFY LUBE NO AMENITY CITY DIALE REQUIRED THELLOW THANDICAP IN TWO EXETILIS LODGEL HOUSE ON BL ADATION TO SE REGJIAR DIE MOVED TO DRISS PORTION AS SHOULD FOR LEASE CALLY AND -AUDICAP 2X & & ALL EX ST UG JUJERGROUND TANKS TO BE BENOVED DROB AREA 4 SPACES IS EXECUTED BUILDINGS ON SITE TO BE REMOVED KERLEST 20 PROPERTY IS ULLIVER ONE ONLIEESHIP AUTO PROPOSED USES ARE FOR LEASE OLLY N. 50050 1150000 CLESING NULLAM T BUCHER KUAD 20/300 \ = ji PC LIHTY BE, SAN DENO # 10-0418 VULNUE EAUNZE ENDER NO CEUTER EX ZOILLIS BIM-CCC EN SEE COMMERCIAL HARRY BROWN 373/434 LANGELICE E BRUBAKER 143 201 Eig 302 KUIGHT PROPERTY. PLAU TO ACCOMPANY APPLICANT EDWAR A KEEPLANS CRG PROCESSING 3530 00) LARRY E KNIGHT BRUCE GOLLEFFER P.O BOX 498 4740 200 MARRY L. PETITION FOR SPECIAL EXCEPTION EESTERS TO HE LARVEAUD MARGUERITA MICHAEL 233-7200 3055 47/0 (SECTION BOX B) FOR A SERVICE GARAGE PALTO WO MO 17/190 SCALE 1=40" REU, CCI LER 9, 1984 ENGINEER: DOTOBER 22 1984 GEORGE WILLIAM STEPHENS, JR. LEU CLYCRER 27, 1984 AND ASSOCIATES INCORPORATED ZOWING CLUMENTS 303 ALLEGHENY AVENUE REU NOU 5, 1984. AS PER TOWSON, MARYLAND TRAFFIC COMMERTS 301-825-8120 CAH PU 4292 40